

CONCEPT PLAN/ SITE PLAN REVIEW: (PUBLIC WORKS)

Project Name: _____

Date: _____

DRIVEWAYS AND SIDEWALKS

- A. Driveways meet minimum spacing requirements.

<u>Street</u>	<u>Minimum spacing between drives</u>	
Residential Streets (all)	N/A	_____
Nonresidential local streets	50'	_____
Nonresidential collectors and arterials	300'	_____

Note: Spacings are measured from back of inside curb to back of inside curb at the property line.

- B. Driveways proper distance from property lines.

<u>Street</u>	<u>Minimum distance</u>	
Residential (all)	5'	_____
Nonresidential (all)	20'	_____

- C. Driveways proper distance from intersections.

<u>Street</u>	<u>Minimum distance</u>	
Residential local streets and collectors	25'	_____
Residential minor arterials	40'	_____
Nonresidential local streets	100'	_____
Nonresidential collectors and arterials	200'	_____

Note: Distances are measured from back of inside curb to back of inside curb at property line.

- D. Driveway aprons have proper radii.

<u>Street</u>	<u>Radius</u>	
Residential (all)	5' – 10'	_____
Nonresidential (all)	20' minimum	_____

- E. Driveways have proper width.

<u>Street</u>	<u>Driveway widths</u>	
Residential (all)	12' – 25'	_____
Nonresidential (except Industrial)	20' – 45'	_____
Industrial	30' – 45'	_____

- F. Joint Drives meet following requirements:

Cross Access is platted and corresponds with plan. _____

Drives meet requirements in Figure 20.3. _____

- G. One Way Operation Drives meet requirements of Figures 20.4 and 20.5. _____

- H. Sidewalks are shown along all public streets with proper width.
- | <u>Development</u> | <u>Sidewalk width</u> | |
|--------------------|-----------------------|-------|
| Residential | 4' | _____ |
| Nonresidential | 5' | _____ |
- I. Handicap ramps and driveway approaches (when crossed by sidewalks) meet ADA and State requirements. _____

DRAINAGE

- J. Drainage corresponds with master plan and engineer plans. _____
- K. All on site drainage collected in on site systems. _____
- L. On site storm drainage piped to public systems (no flumes). _____
- M. Horizontal control sufficiently shown with top-of-curb and ground elevations. _____
- N. Horizontal control and grading are consistent with drainage requirements and engineering plans. _____
- O. Positive drainage maintained (no "Bird-Baths"). _____
- P. Headwalls shown with proper design for function and safety. (Minimum 6:1 sloping headwalls) _____
- Q. Proper drainage for driveway aprons with proper culverts under driveways along bar ditches. _____

UTILITIES

- R. Public utilities correspond to master plan and engineering plans. _____
- S. Fire hydrants provide adequate coverage of site. _____
- T. Domestic lines properly placed and metered. _____
- U. Fire lines properly placed with detector check and vault. _____
- V. Hydrant within 150' (hose laying length) of fire line FDC without fire truck or hose blocking access. _____
- W. Sanitary sewer connection adequate (manhole connection required for services 6" or larger). _____
- X. Site Plan reviewed by Fire Marshall. _____
- Y. Site Plan reviewed by Operations. _____